



CITY OF MANCHESTER  
ZONING BOARD ADJUSTMENT  
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Date: March 3, 2006

## **ZBA Decisions from the March 2, 2006 Public Hearing and Business Agenda**

### **PUBLIC HEARING**

1. Case #180-ZO-2005 – Compliance Hearing to ensure that the final signage plan is in conformance with the set originally submitted to the Board and that no new violations exist, pursuant to the condition of the **variance** granted on November 2, 2005, as per plans submitted February 14, 2006 by Frank Monteiro (Agent) for the property located at **760 So. Main St./1015-1019 Second St. – Board agreed that the final signage plan was in compliance.**
2. Case #24-ZO-2006 – Georgette Tremblay (Agent) proposes to maintain expansion of repair garage and seeks **variances** from Sections 6.07 side and rear yard setbacks and 11.04 (F) Expansion of non-conforming use of the Z.O., as per plans submitted January 18, 2006 at **96 West St. – Granted in accordance with Certified Plot Plan, dated February 24, 2006.**
3. Case #25-ZO-2006 – Don Reed (Agent) proposes to erect two 20'-8" x 18" wall signs and seeks **variances** from 9.07 and 9.09 (A) 3 signs of the Z. O., as per plans submitted January 24, 2006 at **787-795 Elm St. - Granted**
4. Case #26-ZO-2006 – Michael Robinson (Agent) proposes to convert convenience store to a pizza restaurant and seeks a **variance** from Section 5.10 (G) 4 Restaurant of the Z.O., as per plans submitted January 30, 2006 at **265 Kimball St. – Board heard the case as a variance. Variance was Denied**
5. Case #27-ZO-2006 – Georgianne Boisvert (Trustee) proposes to build an 8' x 28' two-story addition and seeks **variances** from 6.07 (2 counts) side yard setbacks and 11.04 (B) Expansion of non-conforming use as per plans submitted January 19, 2006 at **390-392 Blodget St. – Postponed until the April 4, 2006 Public Hearing.**
6. Case #28-ZO-2006 – **1 Oak St. – Subsequent Application to be addressed at the Business Meeting.**

7. Case #29-ZO-2006 – Mark Lawrence (Agent) proposes to build a two-story addition for additional dwelling unit above a 3-stall garage resulting in a 2-family dwelling and maintain existing curb cut and street yard parking and seeks **variances** from Sections 5.01 (A) 5 Two-family dwelling, 10.08 (C) driveway width and 10.09 (B) parking setbacks of the Z.O., as per plans submitted January 31, 2006 at **447 Mast Rd. - Denied**
8. Case #30-ZO-2006 – Edward Malynowski, Jr. (Owner) proposes to build a 26' x 31', 2-story addition with 2-stall garage below and expanded living space above, also build a 16' x 16' sunroom in rear yard and seeks **variances** from Section 6.07 side yard and 10.09 (B) parking setbacks of the Z.O., as per plans submitted January 31, 2006 at **118 Glen Forest Dr. – Granted**
9. Case #31-ZO-2006 - Milton Canotas (Owner) proposes to build a 22' x 27', 2<sup>nd</sup> story addition over garage for accessory dwelling unit and a 10' x 22' one-story addition for one-stall garage and seeks a **special exception** from Section 5.11 (L) 1 Accessory Dwelling Unit of the Z.O., as per plans submitted February 6, 2006 at **352 Currier Dr. - Granted**
10. Case #32-ZO-2006 – Attorney Charles Cleary (Agent) proposes to consolidate tracts of land and build a 6-unit, single-family townhouse building on an unimproved, unaccepted way and seeks a **variance** from Section 5.10 (A) 2 Single-family attached dwellings and 6.02 Lot frontage of the Z.O. and NH RSA 674:41 “Erection of Buildings”, as per plans submitted December 30, 2005 at **401-421 Eve St. (Map 273/Lot 2) – Tabled**
11. Case #33-ZO-2006 – Attorney David LeFevre (Agent for Applicant) **Appeals the Decision of the Deputy Building Commissioner**, per RSA 674:33, in that the proposed subdivision to create five separate lots would require variance relief from both Section 11.04 F Reduction in area by a use under variance and Section 3.03 primary façade for the existing house, per appeal filed on February 7, 2006 for the property located at **461-463 Straw Rd. Denied**
12. Case #34-ZO-2006 – Attorney Charles Cleary (Agent) proposes to consolidate adjacent tracts of land and create a buildable lot for a single-family dwelling on an unimproved unaccepted way and seeks **variances** from Section 6.02 Lot frontage of the Z.O. and NH RSA 674:41 “Erection of Buildings”, as per plans submitted December 30, 2005 (see Case #32-ZO-2006) at **441 Eve St. (Map 273/Lots 2-5). - Tabled**
13. Case #35-ZO-2006 – Thomas H. Brown (Owner) proposes to build a 10' x 10' accessory sunroom and seeks **variances** from Section 6.07 lot coverage and 8.24 (A) 2 & 3 Accessory Structure of the Z.O., as per plans submitted February 7, 2006 at **36 Clinton St. - Granted**
14. Case #36-ZO-2006 – Donna Dovas (Owner) proposes to create street yard parking and maintain side yard parking and seeks **variances** from Sections 10.07 (B) parking layout, 10.08 (B) driveway location and 10.09 (B) parking setbacks of the Z.O., as per plans submitted February 8, 2006 at **84-88 Merrow St. - Denied**

15. Case #37-ZO-2006 – Attorney David LeFevre (Agent) proposes to subdivide lot; at lot 6 maintain existing dwelling, at lot 6-1, maintain industrial building, create buildable lots at 6-2, 6-3 and 6-4 and seeks **variances** from Sections 3.03 Primary façade, 6.07 rear yard setback and 8.24 (A) 1 Accessory structures (lot 6), 10.09 (B) parking setbacks and 11.04 (F) changes in non-conforming use created by variance (lot 6-1) of the Z.O., as per plans submitted February 9, 2006 at **461-463 Straw Rd. – Granted w/stip.:** **Newly developed lots to be used for single-family residential lots; existing industrial building to be allowed only on its own lot.**

### **BUSINESS MEETING**

#### **Subsequent Application:**

Case #28-ZO-2006 – **1 Oak St.** (convert carriage house to additional dwelling unit) **Granted**

Case #38-ZO-2006 - **263 Fremont St.** (maintain a 23' x 35' two-story addition with one-stall garage) **Granted**

#### **Request for Rehearing:**

Case # 15-ZO-2006 – **7-9 Foster Ave** (Equitable Waiver to maintain parking space).

Case #16-ZO-2006 – **7-9 Foster Ave.** (Variance – maintain non-conforming parking spaces)

Request made by Attorney Jean Claude Sakellarios on behalf of the owner Gloria Paradis. –

**Tabled until the April 4, 2006 Business Meeting.**

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may file a Motion for Rehearing within 30 days.